



11 HOVEY POND DRIVE, GRAFTON

\$379,900

**CONVENIENTLY
LOCATED!**



**2
BEDS**



**1.5
BATHS**



**1,450
SQ. FT.**



Welcome to 11 Hovey Pond Dr, Grafton, MA! This 6 room, 2 bedroom multi-bath 1,450 square foot townhouse is conveniently located near Routes 90, 122, 140, commuter train to Boston, and numerous restaurants! The heart of this condo is undoubtedly the kitchen, designed with both aesthetics and functionality in mind, featuring a stylish backsplash that complements the beautiful granite countertops. Imagine preparing meals in this inviting space, where culinary creativity can truly flourish. With an open concept design, this condominium offers three stories which includes a 3rd floor media room that is perfect for watching your sporting events or playing pool. There is a balcony, extending your living space outdoors and providing a peaceful retreat within a residential area. Major updates include new tilt in windows for easy cleaning, slider, skylights, all flooring, garage door, and baths. Kayak and fishing in your own backyard! A unique blend of comfort and convenience making it a truly exceptional condo!



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SCAN FOR MORE INFO



RE/MAX
Executive Realty

4 Mount Royal Avenue, Suite 110H
Marlborough, MA 01752



MLS # 73439110 - Price Changed
Condo - Townhouse

11 Hovey Pond Dr - Unit 11
Grafton, MA 01536
Worcester County
Unit Placement: **Middle**
Unit Level: **1**
Grade School:
Middle School:
High School:
Outdoor Space Available:
Handicap Access/Features:
Directions: **off Rt 122, near Airport Road**

List Price: **↓ \$379,900**

Total Rooms: **6**
Bedrooms: **2**
Bathrooms: **1f 1h**
Main Bath: **No**
Fireplaces: **0**
Approx. Acres: **4.03 (175,547 SqFt)**

Welcome to 11 Hovey Pond Dr, Grafton, MA! This 6 room 2 bedroom multi-bath 1,450 SF townhouse is conveniently located near Rt 90/122/140, commuter train to Boston, and numerous restaurants! The heart of this condo is undoubtedly the kitchen, designed with both aesthetics and functionality in mind, featuring a stylish backsplash that complements the beautiful granite countertops. Imagine preparing meals in this inviting space, where culinary creativity can truly flourish. With an open concept design, this condominium offers three stories which includes a 3rd floor media room that is perfect for watching your sporting events or playing pool. There is a balcony, extending your living space outdoors and providing a peaceful retreat within a residential area. Major updates include new tilt in windows for easy cleaning, slider, skylights, all flooring, garage door, and baths. Kayak and fishing in your own backyard! A unique blend of comfort & convenience making it a truly exceptional condo!

Property Information

Approx. Living Area Total: **1,450 SqFt (\$262/SqFt)**
Approx. Above Grade: **1,450 SqFt**
Living Area Disclosures:

Living Area Includes Below-Grade SqFt: **No**
Approx. Below Grade:

Living Area Source: **Owner**
Levels in Unit: **3**

Heat Zones: **1 Forced Air, Gas**

Cool Zones: **1 Central Air**

Parking Spaces: **1 Off-Street, Guest, Paved Driveway**

Garage Spaces: **1 Under, Garage Door Opener, Storage, Work Area**

Disclosures: **Dimensions are approx. Buyer to verify all info. Pls review offer instructions in MLS B4 submitting an offer (1 PDF). Seller can accept an offer@anytime. Courtesy to buyer agents. New composite deck/balcony. Energy efficient Rinnai tankless HW heater & an additional separate gas HW tank.**

Complex & Association Information

Complex Name: **Hovey Pond Estates Condominium**

Units in Complex: **24 Complete: Yes**

Units Owner Occupied: **Source:**

Association: **Yes Fee: \$475 Monthly**

Assoc. Fee Incls: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**

Special Assessments: **No**

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|---------------|-------|-------|---|
| Living Room: | 1 | 18X11 | Ceiling Fan(s), Flooring - Hardwood, Deck - Exterior, Open Floor Plan, Slider |
| Dining Room: | 1 | 12X9 | Closet/Cabinets - Custom Built, Flooring - Hardwood |
| Kitchen: | 1 | 10X9 | Flooring - Hardwood, Countertops - Stone/Granite/Solid, Stainless Steel Appliances, Gas Stove |
| Main Bedroom: | 2 | 16X11 | Ceiling Fan(s), Closet, Flooring - Hardwood |
| Bedroom 2: | 2 | 11X10 | Ceiling Fan(s), Closet, Flooring - Hardwood |
| Bath 1: | 1 | - | - |
| Bath 2: | 2 | - | - |
| Laundry: | B | | Dryer Hookup - Electric, Washer Hookup |
| Media Room: | 3 | 20X15 | Skylight, Closet, Flooring - Hardwood |

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station**

Appliances: **Range, Dishwasher, Disposal, Microwave**

Association Pool: **No**

Basement: **Yes Interior Access, Garage Access, Exterior Access**

Beach: **No**

Construction: **Frame**

Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Floor Plans, Association Financial Statements**

Electric Features: **Circuit Breakers**

Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**

Exterior: **Vinyl**

Exterior Features: **Deck, Deck - Composite, Balcony, Screens, Professional Landscaping**

Flooring: **Tile, Wall to Wall Carpet, Hardwood**

Hot Water: **Natural Gas, Tank, Tankless**

Insulation Features: **Fiberglass, Blown In**

Interior Features: **Cable Available**

Management: **Professional - Off Site, Owner Association**

Pets Allowed: **Yes w/ Restrictions Other (See Remarks)**

Roof Material: **Asphalt/ Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Terms: **Contract for Deed**

Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**

Waterfront: **No**

Water View: **No**

Other Property Info

Adult Community: **No**

Elevator: **No**

Disclosure Declaration: **Yes**

Exclusions: **Washer, dryer, refrigerator**

Laundry Features: **In Unit**

Lead Paint: **None**

UFFI: Warranty Features: **No**

Year Built/Converted: **1985**

Year Built Source: **Public Record**

Year Built Desc: **Renovated Since**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:0026 B:0106 L:0083.A**

Assessed: **\$339,000**

Tax: **\$4,726 Tax Year: 2025**

Book: **55582 Page: 389**

Cert: **000000070622**

Zoning Code: **RMF**

Map: **0 Block: 0 Lot: 0**

Office/Agent Information

Office: RE/MAX Executive Realty (508) 480-8400

Agent: S. Elaine McDonald (978) 838-9444

Team Member(s): Douglas Palino (978) 838-9444

11 HOVEY POND DRIVE

Location 11 HOVEY POND DRIVE

Mblu 026.0/ 0106/ 0083.A/ /

Acct# 110026001060083A

Owner CLAYBROOK CAROL

PBN

Assessment \$339,000

Appraisal \$339,000

PID 816

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$339,000 | \$0 | \$339,000 |

| Assessment | | | |
|----------------|--------------|------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$339,000 | \$0 | \$339,000 |

Owner of Record

Owner CLAYBROOK CAROL
Co-Owner CLAYBROOK DONALD
Address 11 HOVEY POND DRIVE
N GRAFTON, MA 01536

Sale Price \$215,000
Certificate
Book & Page 55582/389
Sale Date 07/01/2016
Instrument 00

Ownership History

| Ownership History | | | | | |
|-------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| CLAYBROOK CAROL | \$215,000 | | 55582/389 | 00 | 07/01/2016 |
| MANZARO ROBERT | \$192,000 | | 50980/167 | 00 | 05/31/2013 |
| REEM PROPERTY LLC | \$110,000 | | 50350/1 | 1S | 01/28/2013 |

Building Information

Building 1 : Section 1

Year Built: 1985
Living Area: 1,330

Replacement Cost: \$477,496

Building Percent Good: 71

Replacement Cost

Less Depreciation: \$339,000

Building Attributes

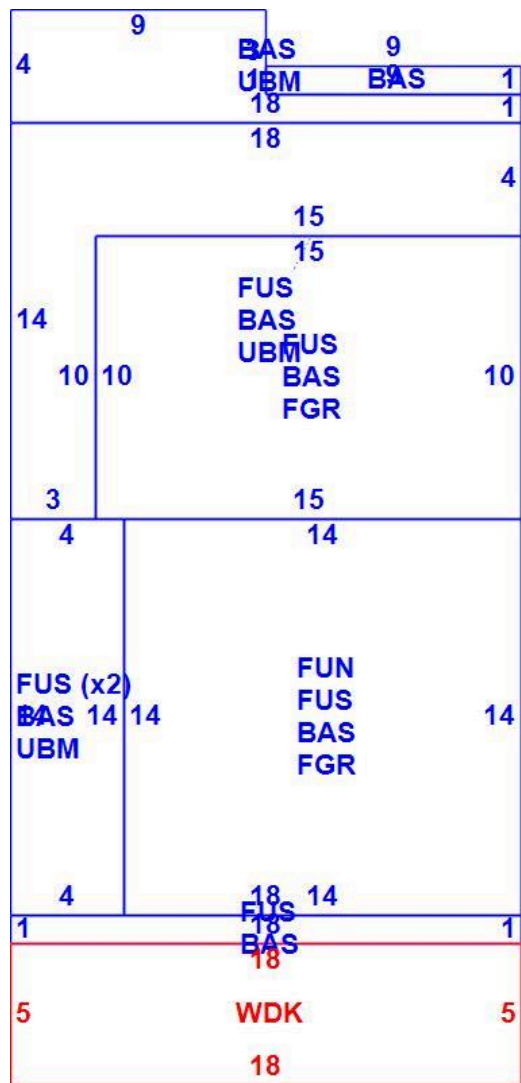
| Field | Description |
|-------------------|----------------|
| Style | Condo |
| Model | Res Condo |
| Stories | 2.0 |
| Grade | Average |
| Unit Locn2 | |
| Interior Wall 1 | Typical |
| Interior Wall 2 | |
| Interior Floor 1 | |
| Interior Floor 2 | |
| Fuel Type | Gas |
| Heat Type | Forced Air-Duc |
| Ac Type | Central |
| Bedrooms | 2 |
| Full Bath(s) | 1 |
| Half Bath(s) | 1 |
| Extra Fixture(s) | 0 |
| Total Rooms | 5 |
| Bathrm Style | Typical |
| Kitchen Style | Typical |
| Kitchen Type | |
| Kitchen Func | |
| Primary Bldg Use | |
| Htwtr Type | |
| Atypical | |
| Condo Class | 1 |
| Fin. Bsmt. Grade | |
| SF Fin Bsmt | 0 |
| SF Basement | 300 |
| # Parking Spaces | 2 |
| Fireplaces | |
| Stack(s) | |
| % Low Ceiling | 0 |
| Unit Locn | |
| Building Number | 1 |
| % Interest Owned | 3.8900 |
| % Common Interest | |

Building Photo



(https://images.vgsi.com/photos/GraftonMAPhotos/A003011_30657.jpg)

Building Layout



(ParcelSketch.ashx?pid=816&bid=816)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|---------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| FUS | Fin Upper Sty | 578 | 578 |
| BAS | First Floor | 576 | 576 |

| | |
|-------------------|---|
| Grade | A |
| Stories | 0 |
| Num Units Res | 0 |
| Ext Wall 1 | |
| Ext Cndtn | |
| Roof Struct | |
| Roof Cover | |
| Num Units Cmrc | 0 |
| Num Units Res Com | 0 |
| Num Park Easement | 0 |
| Num Park Common | 0 |
| Num Park Deeded | 0 |
| Foundation | |
| Security | |
| Condo Appeal | |
| Remod Ext | |
| Super | |
| Grade | |
| Usrflid 703 | 0 |
| Usrflid 706 | 0 |

| | | | |
|-----|---------------|-------|-------|
| FUN | Full Upper 90 | 196 | 176 |
| FGR | Garage | 346 | 0 |
| UBM | Unfin Bsmnt | 203 | 0 |
| WDK | Wood Deck | 90 | 0 |
| | | 1,989 | 1,330 |

Extra Features

| | |
|----------------------------|----------------------|
| Extra Features | <u>Legend</u> |
| No Data for Extra Features | |

Land

Land Use

Use Code 1020
Description Condo
Zone RMF
Neighborhood 4.3
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0
Frontage
Depth
Assessed Value \$0
Appraised Value \$0

Outbuildings

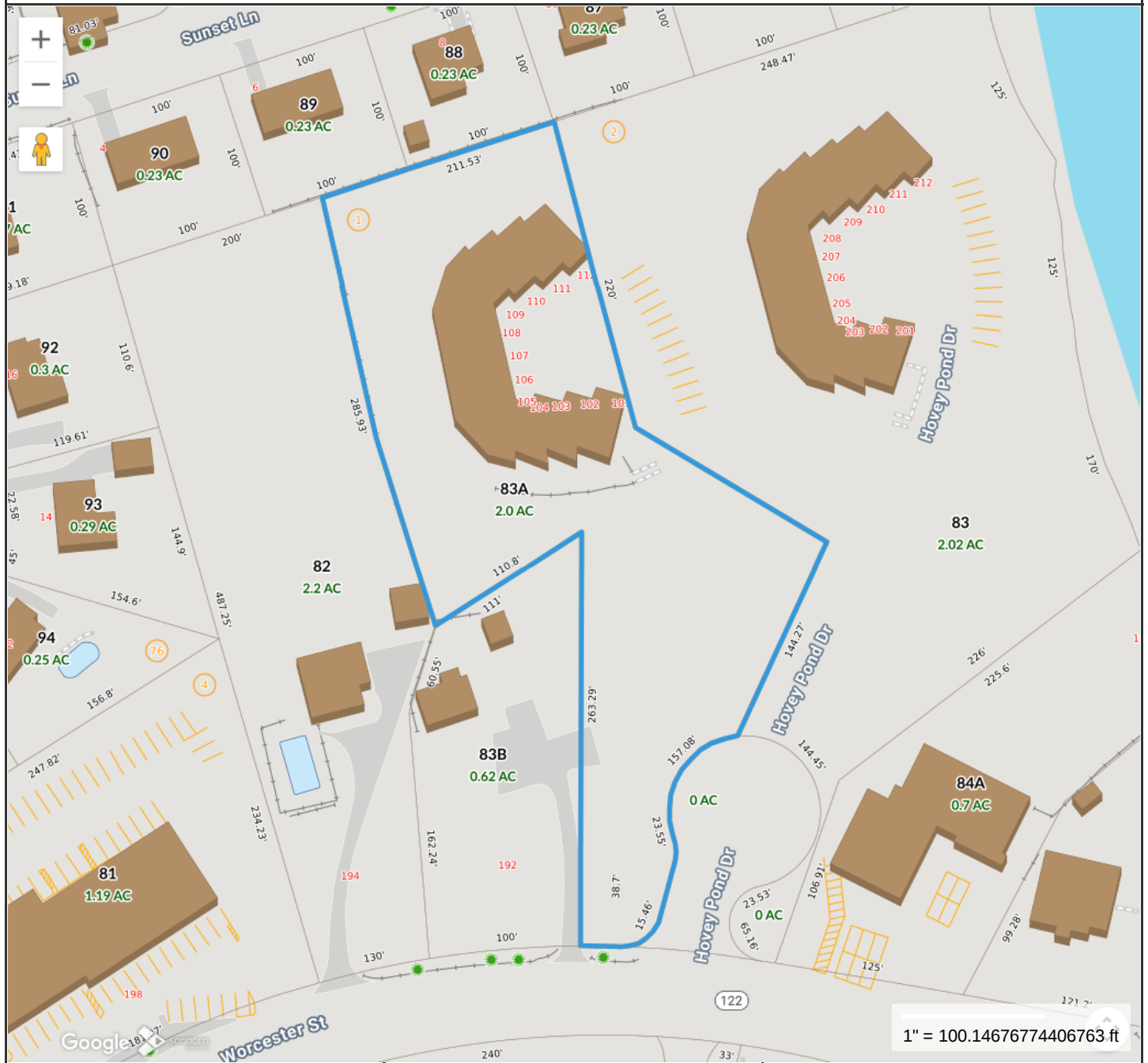
| | |
|--------------------------|----------------------|
| Outbuildings | <u>Legend</u> |
| No Data for Outbuildings | |

Valuation History

| Appraisal | | | |
|-----------------------|---------------------|-------------|--------------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$339,000 | \$0 | \$339,000 |
| 2024 | \$308,500 | \$0 | \$308,500 |
| 2023 | \$269,200 | \$0 | \$269,200 |

| Assessment | | | |
|-----------------------|---------------------|-------------|--------------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$339,000 | \$0 | \$339,000 |
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11 Hovey Pond Drive



Property Information

Property ID 026.0-0106-0083.A
Location 11 HOVEY POND DRIVE
Owner CLAYBROOK CAROL



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

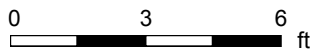
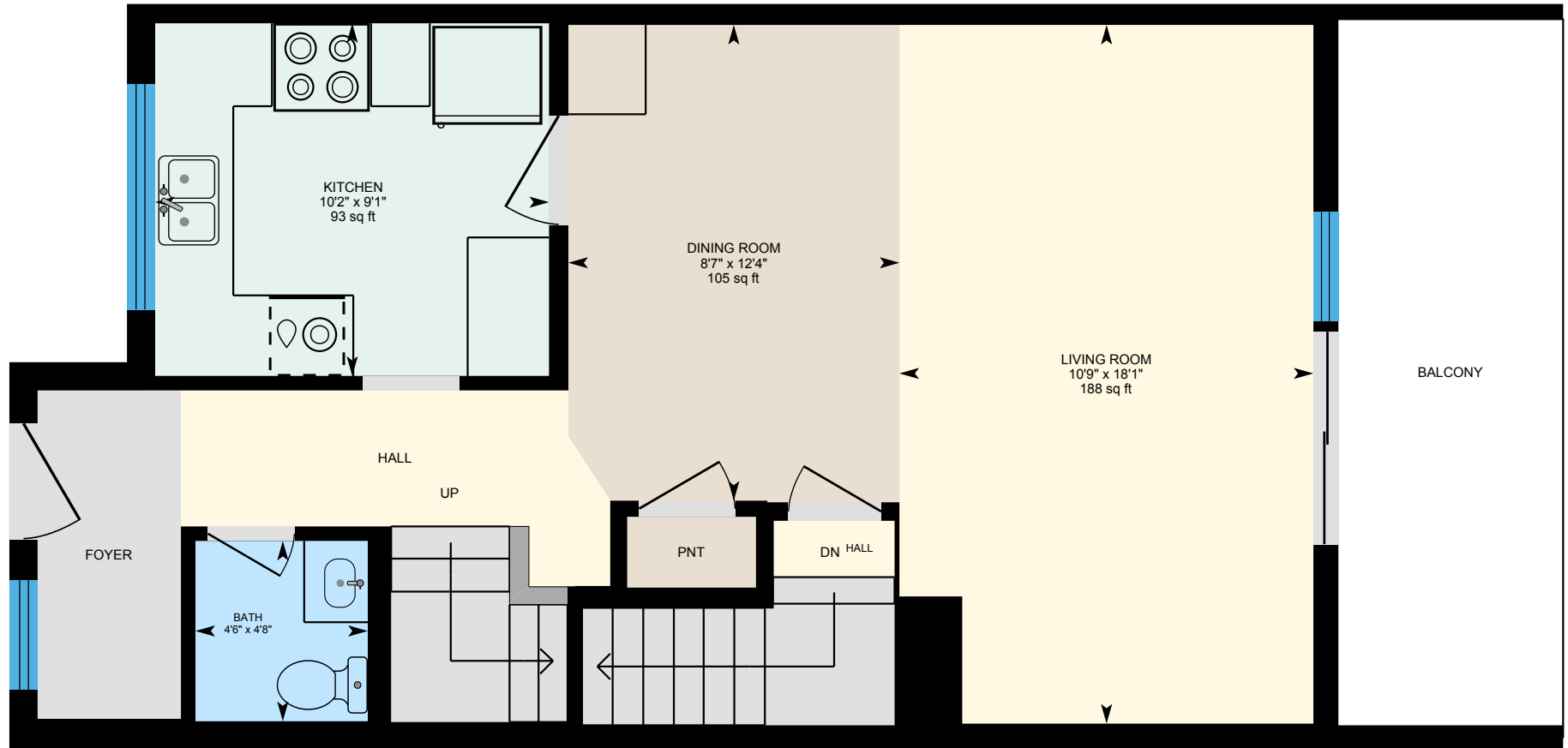
Town of Grafton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/2025
 Data updated 09/2025

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

11 Hovey Pond Dr, Grafton, MA

1st Floor Finished Area 641.90 sq ft



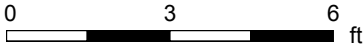
PREPARED: 2025/10/02



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

11 Hovey Pond Dr, Grafton, MA

2nd Floor Finished Area 641.38 sq ft



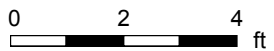
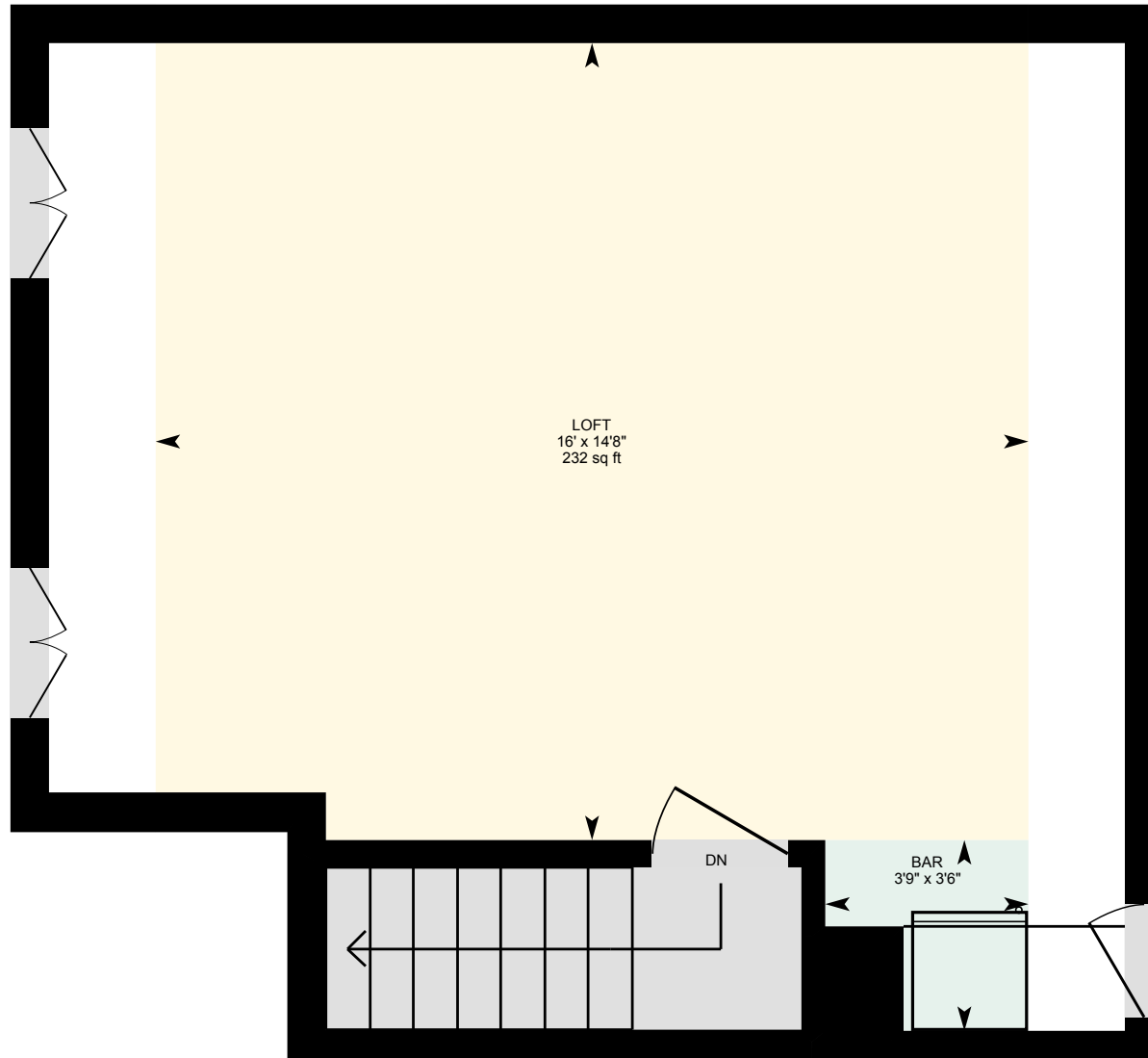
PREPARED: 2025/10/02



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3rd Floor Finished Area 302.25 sq ft
Unfinished Area 89.04 sq ft

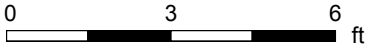
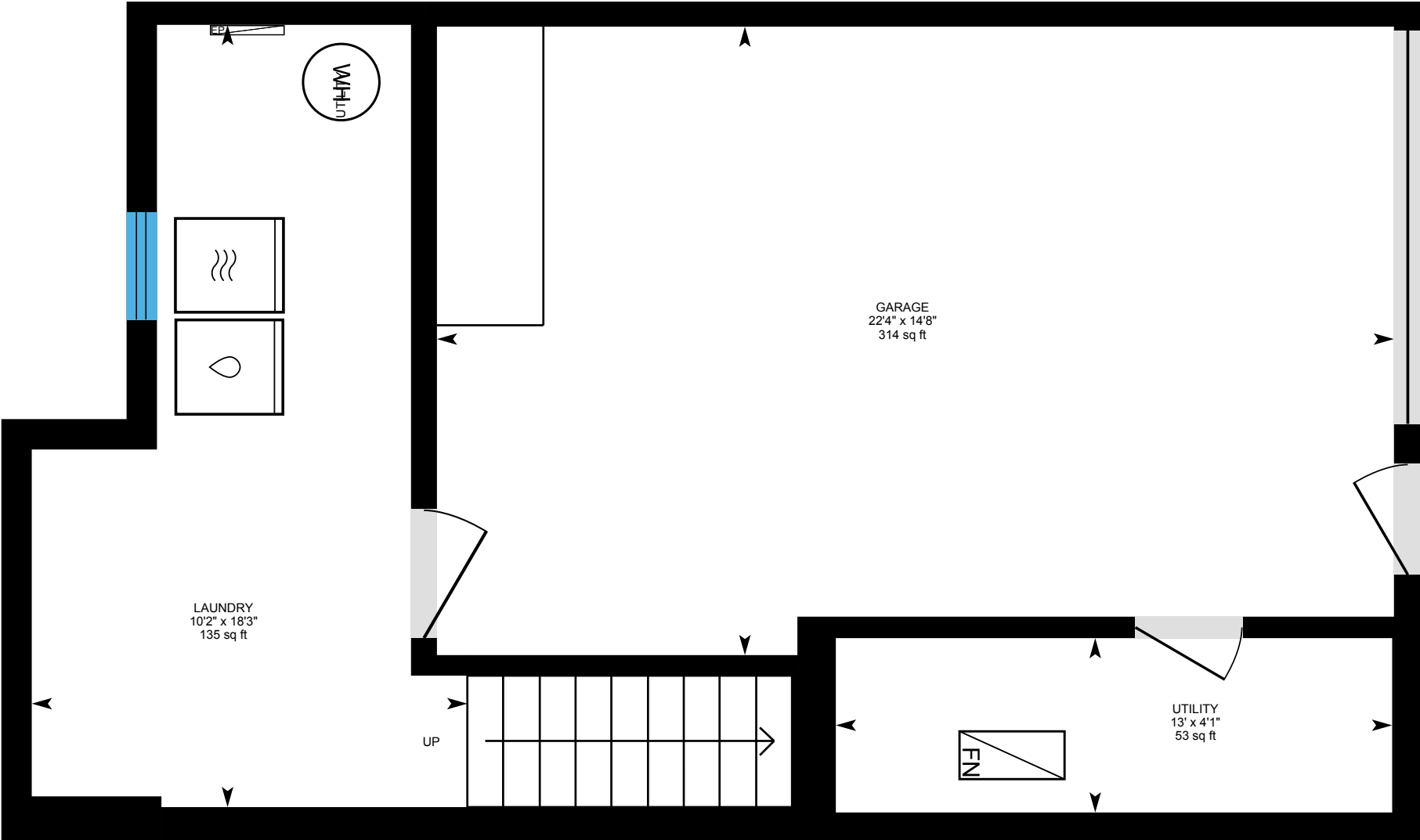


PREPARED: 2025/10/02



11 Hovey Pond Dr, Grafton, MA

Basement (Below Grade) Unfinished Area 622.37 sq ft



PREPARED: 2025/10/02



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